

SCOPE OF WORK

INTERIOR REMODELING/NEW A/C

ELECTRICAL:
-CALCULATION FOR NEW A/C
-NEW SMOKE DETECTOR FOR THE EXIST. BEDROOMS

MECHANICAL:
-FLOOR PLANS LAYOUT
-LOAD CALCULATIONS

PLUMBING
-ALL EXIST. PVC'S TO REMAIN
-ALL EXIST. FIXTURE TO BE REMOVED AND REPLACED BY NEW FIXTURES

WINDOWS SCHEDULE											
TYPE	CODE	Size	(SQ.FT.)	FRAME	MATERIAL	QUANT.	WIND LOAD (TWO STORY BLDG.)				REMARKS
							(Z4)	P-(Z5)	P-(Z4,Z5)	P+	
1	SH 34	55"x45"	15.18	N/A	ALUMINUM	5	-37.73	-45.50	34.73		EGRESS
2	SH 23	38"x39"	10.55	N/A	ALUMINUM	2	-38.82	-47.68	34.73		
3	SH 25	38"x64"	16.96	N/A	ALUMINUM	1	-37.73	-45.50	34.73		
4	2SH 25	76"x64"	33.56	N/A	ALUMINUM	4	-36.14	-42.32	33.14		
5	1/2SH23	19"x39"	4.95	N/A	ALUMINUM	2	-38.94	-47.93	35.95		
6	1/2 SH 34	2(27"x51"	18.70	N/A	ALUMINUM	2	-34.48	-45.00	34.48		
7	SH 13	20x39	5.4	N/A	ALUMINUM	1	-34.48	-45.00	34.48		

SCOPE OF WORK

1. ALL WINDOWS ON THE 2nd. FLOOR TO BE REPLACED

2. NEW CENTRAL A/C SYSTEM HAS BEEN INSTALLED

3. LAVATORIES HAVE BEEN REPLACED

ALL WATER LINES AND SANITARY LINE TO REMAIN THE SAME

BACKING FOR WALL-HUNG FIXTURES NOTES

WHERE WALL-HUNG FIXTURES ARE PROVIDED, 2"x4" BRACING BETWEEN STUDS, AT POINT OF ATTACHMENT OF FIXTURE, SHALL BE PROVIDED TO WITHSTAND 200LBS FORCE APPLIED IN ALL DIRECTIONS (OR SUPPORTS BE PROVIDED AS PER FIXTURE MANUFACTURER'S REQUIREMENT)

BATHROOM/CLOSETS DOORS SAFETY NOTES

1. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

2. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

EGRESS WINDOW SPECIFICATIONS

AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20IN IN WIDTH, 24IN IN HEIGHT AND 5.75 SQ. FT. IN AREA THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44IN A.F.F.

EGRESS DOORS SAFETY NOTES:

NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES THAT IMPEDE OR PROHIBIT EGRESS OR THAT CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

ALL WINDOWS TO BE PROTECTED WITH DADE COUNTY PRODUCT CONTROL APPROVED STORM SHUTTERS.

EGRESS DOORS SAFETY NOTES:

EGRESS DOORS USED AS AN EXIT DOOR SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN THE WIDTHS SHOWN IN TABLE 1004. THE MAXIMUM LEAF WIDTH OF THE DOOR SHALL NOT EXCEED 48 INCHES (1219 mm). EGRESS DOORS USED IN THE EXIT ACCESS SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 32 INCHES (813mm) WIDE.

EXCEPTIONS:

1. RESIDENT SLEEPING ROOM DOORS WITHIN GROUP 1 RESTRAINED OCCUPANCIES.

2. STORAGE CLOSETS LESS THAN 10 SQ. FT. (0.93 m²) IN AREA.

3. REVOLVING DOOR.

4. INTERIOR EGRESS DOOR WITHIN A DWELLING UNIT WHICH IS NOT REQUIRED TO BE ACCESSIBLE.

5. AGRICULTURAL BUILDING.

EGRESS DOORS SHALL BE SIDE SWINGING TYPE. DOORS SHALL SWING IN THE DIRECTION OF EGRESS FOR THE FOLLOWING:

1. WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE, OR

2. WHEN SERVING A HIGH HAZARD OCCUPANCY.

3. WHEN USED IN AN EXIT ENCLOSURE.

PER F.B.C. 1012.1.2

SAFEGUARDS.

1. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER TO TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE SAFETY GLAZING AS SET FORTH IN FLORIDA BUILDING CODE

2. OPERABLE OR NON-OPERABLE GLAZED PANELS LOCATED ADJACENT TO A DOOR IN THE SAME PLANE SHALL BE OF SAFETY GLAZING WHERE THE NEAREST EDGE OF THE GLAZING MATERIALS IS WITHIN 12" FROM THE DOOR IN THE CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 48" FROM

APPLICABLE ITEMS OF CHAP.3 OF FBC. R-2010

RE: DOORS AND OPERATIVE WINDOWS IN EXTERIOR WALL

THE DESIGN AND APPROVAL OF SLIDING DOORS, SWINGING DOORS AND OPERATIVE WINDOWS IN EXTERIOR WALLS, INCLUDING THE SUPPORTING MEMBERS SHALL BE BASED ON THE PROPOSED USE-HEIGHT ABOVE GRADE IN ACCORDANCE WITH CHAPTER 16 (HIGH VELOCITY HURRICANE ZONES.) AS PER FBC R-2004 SECTION 311.4.1

SECTION R307

TOILET, BATH AND SHOWER SPACES

Fixtures shall be spaced as per Figure

R307.1 Space required.

R.07.2

R307.1 Bathtub and shower space.

BATHTUB AND SHOWER

FLOOR AND WALL ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENT SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE SUCH SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829mm) ABOVE FLOOR

MOISTURE RESISTANT GYPSUM WALLBOARD SHALL NOT BE USED AS A BAKER BOARD DIRECTLY BEHIND TUB TILES OR SHOWER AREA

TERMITE PROTECTION

AS PER R4409.13.5-FBC-2010

ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

R311.5.4 LANDING FOR STAIRWAYS

FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS. EXCEPTION. A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.

A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISER GREATER THAN 12 FEET(3659mm) BETWEEN FLOOR LEVELS OR LANDINGS

THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE STAIRSWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" (914mm) MEASURED IN THE DIRECTION OF TRAVEL.

REVISION

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

GENERAL CONTRACTOR NOTES

THIS SHEET OF DRAWING AND SPECIFICATIONS IS A PART OF THE CONTRACT DOCUMENT. PLEASE VERIFY ALL THE DETAILS WRITTEN ON EACH SHEET IN ORDER TO COMPLETE THE SCOPE OF WORK. YOU ARE HIRED TO DO. FAILURE BY THE GENERAL CONTRACTOR TO FOLLOW THE DRAWING PLANS AND ITS SPECIFICATIONS SHALL NOT BE CAUSE FOR ADDITIONAL WORK BY THE ENGINEER OR THE ARCHITECT. COORDINATION OF THE WORK, AND OF THE SUBCONTRACTORS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

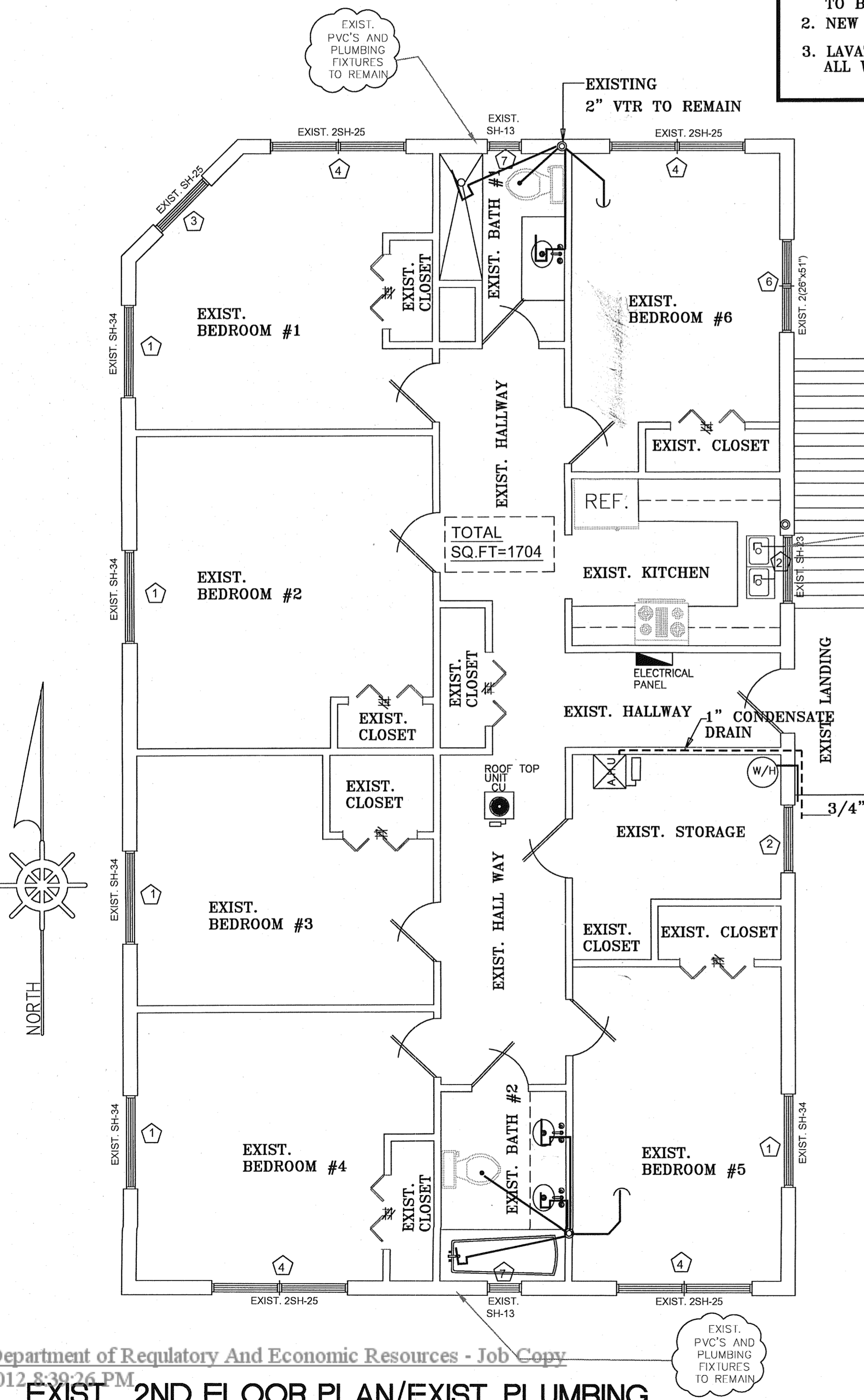
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NEW CONSTRUCTION, REMODELING, ENGINEERING, DESIGN.



SECTION R310

EMERGENCY ESCAPE AND RESCUE OPENING

R310.1. Emergency escape and rescue required.

Basements

with habitable space and every sleeping room shall have at least one operable emergency escape and rescue opening

Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. When emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. The emergency escape and rescue opening shall be permitted to open into a screen enclosure, open to the atmosphere, where a screen door is provided leading away from the residence.

SECTION R307

TOILET, BATH AND SHOWER SPACES

R308.1. Identification.

Except as indicated in Section

R308.11, each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's or installer's label, designating the type and thickness of glass and the safety glazing standard with which it complies, which is visible in the final installation. The label shall be acid etched, sandblasted, ceramic-fired, embossed mark, or shall be of a type which once applied cannot be removed without being destroyed.

R310.1.1 Minimum opening area.

All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet(0.530 m²).

PLUMBING NOTES

1) ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE W/ THE LATEST EDITION OF THE FBC, LOCAL ORDINANCES AND IN COMPLIANCE W/ THE FLORIDA ENERGY EFFICIENCY CODE FOR BLDG. CONSTRUCTION

2) CONTRACTOR TO VERIFY AT SITE LOCATION, ELEVATION AND SIZE OF ALL EXISTING MAIN, WATER AND SEWER FOR CONNECTION OF NEW SERVICE BEFORE INSTALLATION OF ANY PIPING OR SEPTIC TANK.

3) UNDERGROUND METAL PIPING SHALL BE PROTECTED W/ A COAT OF BITUMINOUS COMPOUND BEFORE COVERING BITUMASTIC OR EQUAL.

4) PROVIDE SHUT-OFF AND VACUUM BREAKER TO ALL HOSE BIBBS AND FAUCETS W/ HOSE-END CONNECTION.

5) ALL FIXTURES SHALL BE PROTECTED AGAINST WATER HAMMER W/ AIR CHAMBER OR SHOCK ABSORBERS AS INDICATED ON PLAN

6) VENT LINES TO EXTEND 9" MIN. ABOVE ROOF AND FLASH W/ LEAD OR CONNECT TO EXISTING VENT SYSTEM

7) PROVIDE CONTROL VALVE TO ALL MAIN ENTERING THE BUILDING RISER, BRANCHES, GROUP OF FIXTURE, AND TO EACH PIECE OF EQUIPMENT

8) PLUMBING FIXTURE SHALL BE (AMERICAN STANDARD) OR APPROVE EQUAL. ALL FIXTURE TRIM SHALL BE CHROME PLATED. FIXTURE SHALL BE PROVIDED W/ SUPPORT HANGERS, ETC.

9) WASTE LINES TO SLOPE MIN. 1/4" PER FT. UNLESS OTHERWISE NOTED.

10) PROVIDE FULLY ACCESSIBLE CLEANOUTS ON SANITARY AND ANY WASTE PIPING, AT EVERY CHANGE OF DIRECTIONS, AND AT BOTTOM OF STACKS, CLEAN OUTS LOCATIONS AND SIZES ON HORIZONTAL LINES SHALL BE ACCORDING TO CODES

11) FEED ALL PLUMBING FIXTURES W/ TYPE "M" COPPER ABOVE GROUND AND TYPE "L" COPPER BELOW GROUND.

12) ALL SANITARY WASTE TO BE PVC SCHEDULE 40.

13) CLEANOUTS SHALL BE PROVIDED AT THE BASE OF ALL STACKS AND ALL BLDG. DRAIN OUTSIDE THE BUILDING WALL.

14) NO SOLDERING JOINTS BELOW THE SLAB

15) ANTI SCALD PREVENTATIVE VALVES REQUIRED FOR ALL SHOWERS AS PER FBC

16) WATER HEATER AS PER FBC

17) 2" MIN. DRAIN UNDER SLAB AT MIN. 1/4" DROP.

18) ALL FLOOR DRAIN SHALL HAVE TRAP PRIMER TO PROTECT THE SEAL OF THE TRAP.

19) PROVIDE 1" RESEAL LINE FROM WATER SUPPLY TO EACH FLOOR DRAIN.

20) ALL PLUMBING PENETRATIONS IN FIRE RESISTANT RETED WALLS, PARTITIONS, FLOORS AND CEILINGS SHALL BE FIRE STOPPED W/ APPROVED FIRE STOP FOAM.

FIN ROOF

72" MIN. MAX

36" MIN. MAX

FIN DRYWALL CEILING

TUB GLASS

CBS WALL BEYOND

LAV.

IWC

TOILET

TUB

TILE FLOOR

TILE FLOOR

TOTAL = 15 F.U'S

FIXTURE TYPE	FIXTURE UNIT VALUE	MIN. SIZE OF TRAP	FIXTURE TYPE	FIXTURE UNIT VALUE	MIN. SIZE OF TRAP
BATH TUB [1]	2	1 1/2"	WASHER [1]	1	2"
WATER CLOSET [2]	8	3"	KITCHEN [1]	2	2"
LAVATORY [2]	2	2"	DISHWASHER [0]	0	1 1/2"
SHOWER [0]	0	2"	WASH SINK [0]	0	1 1/2"

30"

15"

30"

FIXTURE CLEARANCES

SCALE: N.T.S.

INTERIOR REMODELING NEW A/C

FOR : MR. ROBINSON GILBERT

3101 NW 54TH STREET

MIAMI, FLORIDA

09/08/2012

SCALE: 1/4" = 1'-0"

DRAWN BY AB

PROJECT NO.

CHECKED BY: AL

SHEET NO. A-1

ENGINEER OF RECORD

Armadillo 9-10-12

ARSHAD VIGAR

FL LICENSE # 38863

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